

REAL ESTATE-OUT OF THE CITY.
LONG ISLAND-SALE OR RENT.REAL ESTATE-OUT OF THE CITY.
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LONG ISLAND-SALE OR RENT.

35 MINUTES TO BROADWAY.

At \$190 NEW YORK CITY SUBURBAN LOTS At \$190

At MASSAPEQUA, Long Island, New York's Great Suburb.
\$10 Down AND \$5 Per Month

You Worked for Your Earnings. Let Them Now Work for You. This Opening Sale Is Your Opportunity.
 You Know Where Your Money Is and What It Is Doing When Invested in a New York City Suburban Lot.

The Time To Buy Long Island Property Is Now. In the Spring Prices Will Be Greatly Advanced and Less Choice of Locations.



ONE OF THE LAKES.

NEW YORK has a population now of over four millions, an increase of 900,000 the past five years. The whole of Manhattan Island is a beehive of people. Harlem was passed five years ago, and now the Bronx is crowded. Lots that sold in the Bronx for \$900 five years ago now sell for \$6,000. Lots that sold in Harlem twenty years ago for \$700 are now \$30,000.

History always repeats. The opportunity of to-day lies in New York City Suburban property. The Pennsylvania Railroad is spending upwards of a hundred million of dollars in its gigantic undertakings, every dollar of which is A DOLLAR SPENT FOR LONG ISLAND. Electric trains will soon take one to the eastern end of the Island in the same time it took to reach 125th Street a few years ago. On the completion of this great improvement MASSAPEQUA will be, in point of time, as near to Wall Street as Harlem, nearer than the Bronx, and a more pleasant place to live.

As surely as the Hudson flows to the sea, so will the overflow of New York's thousands follow out along the great Pennsylvania Rapid Transit improvements on Long Island.

MASSAPEQUA, with its beautiful lakes, private parks, homes and hotels, is now one of the show places of Long Island. No part of the Island could be more beautiful, and it will be one of the first to be taken up by the crowds of New Yorkers on account of its accessibility to the city and its great desirability as a location for a home.

MASSAPEQUA is along Great South Bay.

On Montauk Division L. I. R. R. (Pennsylvania System), 12 miles from New York City Limits.

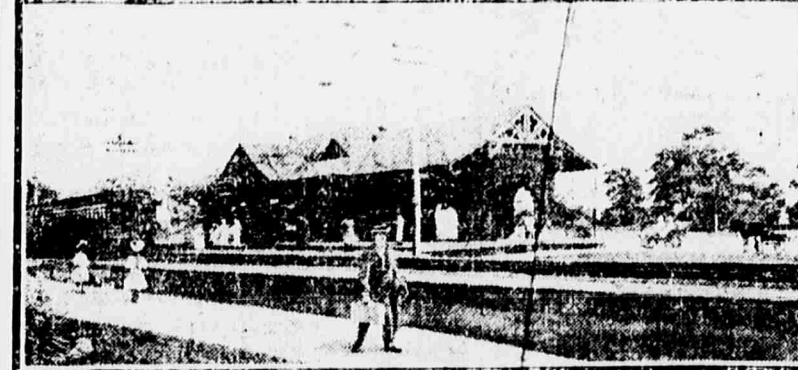
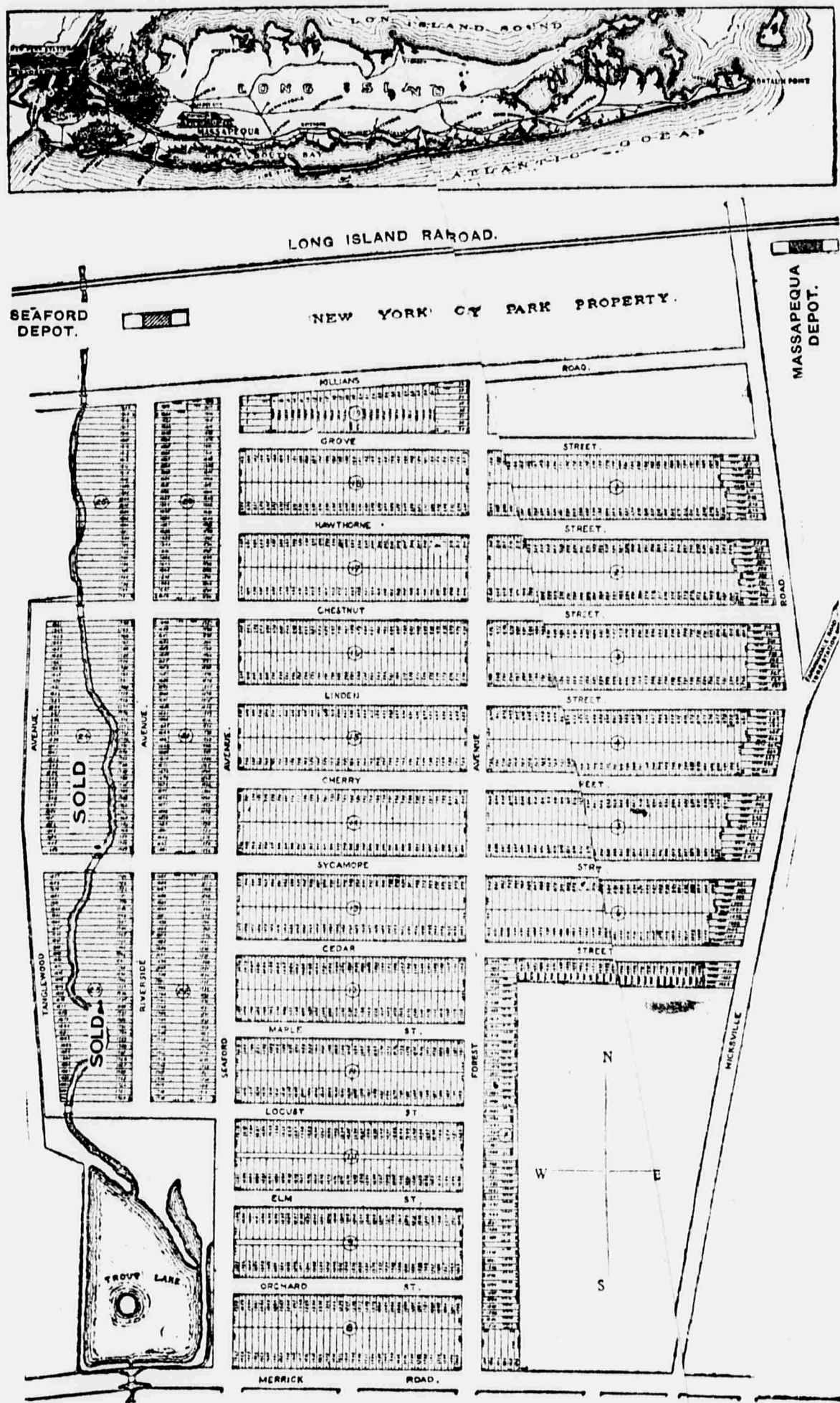
Commutation 14 cents.

On Completion of Pennsylvania Tunnel and Electric System, time 35 minutes to Broadway.

Commutation 7 cents.



A HOME AT MASSAPEQUA.



MASSAPEQUA DEPOT.

We are enabled to make the universal price of \$190 per lot in this, our first sale, on account of the great uniformity of this First Division. Any one lot is practically as desirable as any other. If we had to schedule other than the corner lots we would not know which lots to place at the higher figure.

Seaford Depot is on one side of the property, MASSAPEQUA DEPOT on the other, the famous Merrick Road on the south and New York City Park property and the railroad on the north.

EVERY LOT WITHIN EIGHT MINUTES' WALK OF EITHER DEPOT.

Lots will be assigned as the orders arrive at this office. If lots designated on orders are already taken the lots nearest to the ones indicated will be assigned.

The property is high and level, commanding a view of Great South Bay.

Streets are being cut through and graded, and sidewalks made.

In placing this property on the market at the price we have, ONE HUNDRED AND NINETY DOLLARS (\$190) per lot, we are placing before the public the GREATEST OPPORTUNITY FOR A SURE INVESTMENT, GUARANTEEING LARGER PROFITS THAN HAVE EVER YET BEEN OFFERED IN NEW YORK REAL ESTATE.

Not less than two lots will be sold to any one purchaser. This guarantees the ultimate character of the development of the property.

No Assessments.

No Taxes for Two Years.

Deed in Case of Death Free.

Deed in Case of Total and Permanent Disability Free.

Policy of Title Insurance Free.

Sick or Out of Work, No Payments.



ALONG MERRICK ROAD.

This First Section of 1,900 Lots, as per Above Map, in Our Great Suburban City Site at

Mass-a-pe-qua, L. I.,

at \$190 for all Street Lots and One Hundred additional for Avenue Lots, is the opportunity of to-day in New York Suburban Real Estate, and for securing ultimately large profits on an investment gradually made.

New York Real Estate Has Never Decreased, But Has Always Increased in Value.

To take advantage of this opportunity, act at once. The time to buy Long Island property is now, before completion of the Pennsylvania Railroad's Great Tunnel and Electric Systems. By securing your lots at this time you obtain original development prices and choice of location.

All information, tickets to the property, maps, etc., obtained at our offices, Times Building. If not convenient for you to call, write us for particulars.

We will take you to the property to-day at 1:10 P. M., from East 34th Street Ferry. Look for Massapequa placard. Do not put this off. Act at once. The opportunity is yours to-day.

QUEENS LAND AND TITLE COMPANY,

Times Building, 42d Street and Broadway, New York City.

Order Form.

QUEENS LAND AND TITLE CO.,
Times Building, Times Sq.

Sirs: Enclosed find \$5.00 deposit on first payment for of the lots which you offer at \$190 per Lot, on the basis of \$10 down and \$5 per month.

Signed

Address

If you desire any particular location, mark same on map, cut out and send to us with this coupon.

TO RECEIVE LOCATION SIGN COUPON ATTACHED, CUT OUT AND MAIL TO US WITH \$5 DEPOSIT WHICH DEPOSIT WILL BE RETURNED TO YOU IF YOU DO NOT WANT TO PURCHASE OR IF YOU ARE NOT Satisfied WITH THE PROPERTY.